

**COUNCIL OF THE CITY OF ABERDEEN
RESOLUTION NO. 19-R-07**

Date Introduced: August 26, 2019

Sponsored By: Councilman Melvin T. Taylor and Councilwoman Sandra J. Landbeck

Public Hearing: October 7, 2019

Amendments Adopted:

Date Adopted:

Date Effective:

RESOLUTION NO. 19-R-07

**ANNEXATION PLAN
FOR THE LAND OF PRESBYTERIAN HOME OF MARYLAND,
INCORPORATED PROPERTY**

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF ABERDEEN, MARYLAND, TO APPROVE THE ANNEXATION PLAN FOR THE AREA PROPOSED TO BE ANNEXED AND KNOWN AS THE LAND OF PRESBYTERIAN HOME OF MARYLAND, INCORPORATED PROPERTY (the “Annexation Plan”)

A Resolution of the City of Aberdeen, adopted pursuant to the authority of Article XI-E of the Constitution of Maryland and Section 4-415 of the Local Government Article of the Annotated Code of Maryland, to adopt an Annexation Plan for the area proposed to be annexed known as the Presbyterian Home of Maryland, Incorporated (“Property”) containing 9.062 acres of land, more or less, containing Parcels 951 and 946, being all of the land conveyed by and described in a Deed from Vernon K. Johnson, Trustee under the Vernon K. Johnson Trust, to Presbyterian Home of Maryland, Inc. dated January 15, 2008 and recorded among the Land Records of Harford County, Maryland in Liber 7844, Folio 234; and also being the land conveyed by and described as Parcel C in a deed from The Village at Carsins Run LLC, to Presbyterian Home of Maryland, Incorporated, dated August 31, 2010 and recorded among the Land Records in Liber JJR 8820, Folio 335; and being all the land designated on the exhibit plat entitled “Annexation Exhibit Plat

1 Land of Presbyterian Home of Maryland, Inc.” dated April 12, 2019 (the “Plat”) prepared
2 by Morris & Ritchie Associates, Inc. The Petition for Annexation was accepted by the
3 City Clerk of the City of Aberdeen, on or about April 25, 2019 (the “Petition”) and
4 accompanying the Petition was the exhibit plat entitled “Plat to Accompany Description
5 of Land to be Annexed by the City of Aberdeen” dated April 12, 2019, prepared by
6 Morris & Ritchie Associates, Inc. is attached hereto and incorporated by reference herein.

7 **WHEREAS**, the Petitioners Presbyterian Home of Maryland, Incorporated and
8 The Adler Corporation hereinafter collectively the “Petitioners,” are requesting that the
9 Property be zoned Integrated Business District (IBD) as provided for in the Code of the
10 City of Aberdeen, Chapter 235 Development Code; and

11 **WHEREAS**, pursuant to Section 4-415 of the Local Government Article of the
12 Annotated Code of Maryland (as amended from time to time), in addition to, but not as
13 part of the Annexation Resolution, the legislative body of the municipal corporation shall
14 adopt an Annexation Plan for the area proposed to be annexed; and

15 **WHEREAS**, the Annexation Plan shall be open to public review and discussion
16 at the public hearing; and

17 **WHEREAS**, a copy of the Annexation Plan shall be provided to the Harford
18 County Department of Planning and Zoning and to the Maryland Department of
19 Planning, and any regional and State planning agencies having jurisdictions within the
20 county at least 30 days prior to the holding of the public hearing required by Section 4-
21 415.

22 **Section 1. NOW, THEREFORE, BE IT RESOLVED**, by the Mayor and City
23 Council of the City of Aberdeen that the Annexation Plan for the land of Presbyterian
24 Home of Maryland, Incorporated is hereby adopted as follows:

25 (a) Land Use Pattern. The description of land use pattern existing and proposed
26 for the area to be annexed, which includes the Harford County Master Plan
27 already in effect for the area, is as follows:

28 (i) The Property’s current zoning designation as set forth in the Harford
29 County Development Regulations is Agricultural (AG) and its land use
30 designation in the Harford County Master Land Use Plan is Mixed

1 Office (MO). The property lies northwest of the Exit 85 (MD 22)
2 interchange of I-95 along Long Drive, adjacent and contiguous to
3 lands in the City that are zoned IBD. The Property and immediately
4 surrounding lands are unimproved. Developed lands located within 1
5 mile of the Property include the Ripken Stadium and Cal Ripken Sr.
6 Yard, a hotel, multi-family housing, the Higher Education and Applied
7 Technology (HEAT) Center, other research and development,
8 technology and science uses.

9 (ii) The Property is intended to be developed pursuant to the Integrated
10 Business District (IBD), Section 235-18 K of the Code of the City of
11 Aberdeen. The purpose of the Integrated Business District (IBD) is to
12 provide residential, recreational, educational, retail, entertainment, and
13 other commercial uses in an aesthetically pleasing and functionally
14 compatible manner, to complement existing residential areas, to blend
15 development with the environmental characteristics of the land, and to
16 facilitate the efficient delivery and use of public services. The object is
17 to use site plan and architectural guidelines to promote land use
18 flexibility and design creativity, to create comfortable and harmonious
19 development that appeals to people living, working, shopping, and
20 socializing within the IBD. The IBD will seek to maintain a common
21 theme and character using specific zoning regulations, design
22 requirements, and architectural review procedures established to
23 encourage flexibility in land planning and generally to align the
24 design, character, and quality of mixed uses. The IBD area west of the
25 I-95 interchange will encourage mixed-use development consistent
26 with the degree and intensity of Ripken Stadium and University Center
27 architectural and design standards known already to attract social
28 interchange through commercial, educational, entertainment, and
29 recreational activity.

(iii) Residential, commercial, and institutional uses are the primary land uses permitted under the Integrated Business District.

(b) School, libraries, and recreation. Public schools, libraries, and recreation facilities will be impacted by the proposed development of the Property. The Property is contiguous to the Presbyterian Home of Maryland, Inc. property, Map 51, Parcel No. 0096 and in conjunction with the future development of this parcel public schools, libraries, and recreation facilities will be impacted. The Property is served by the following schools: Bakersfield Elementary School (State Rated Capacity: 500; 2019-20 Enrollment: 435; Utilization Percentage: 87%), Aberdeen Middle School (State Rated Capacity: 1,444; 2019-20 Enrollment: 1,160; Utilization Percentage: 80%), and Aberdeen High School (State Rated Capacity: 1679; 2019-20 Enrollment: 1466; Utilization Percentage: 87%). The Property is also served by the Harford County Library Branch in Aberdeen. The development of the Property will be required to comply with the City of Aberdeen's Adequate Public Facilities Ordinance (APFO) and Harford County's APFO to ensure that adequate school and library facilities will be available to serve residential growth generated by future development of the Property.

(c) Fire, Police, and Emergency Medical Services. The Property will be served by the City of Aberdeen Police and Volunteer Fire Departments, and Emergency Medical Services, as well as Level Volunteer Fire Department. City Police and the Volunteer Fire Department have adequate facilities and personnel to serve future development of the Property.

(d) Water and Sewer Facilities. It is anticipated that the Property will be served with public water and sewer from the City of Aberdeen. Water lines will be extended from existing water lines at the intersection of Long Drive and Gilbert Road. Sanitary sewer lines will be extended from existing sanitary sewer lines on an adjacent property. The development of the Property will be required to comply with the City of Aberdeen's Adequate Public Facilities Ordinance. At the time of development, the developer and/or owner of the

Property will be required to extend, and upgrade as necessary, the required public utilities at their expense. The owner/developer of the Property will connect to existing public water and sewer lines as approved by the City of Aberdeen Director of Public Works. The construction of the new water and sewer lines on the Property must be approved by the City of Aberdeen Director of Public Works and constructed at the expense of the Owner/Developer. The schedule for extending utility services to the Property must be approved by the City of Aberdeen Director of Public Works.

(e) Roads. The owner/developer of the Property will be required, at its own expense, to construct all internal roadways on the Property, and all on-site appurtenances, parking areas, curbing, sidewalks, lighting, storm drainage systems, stormwater management facilities, etc., to accommodate the proposed development pursuant to the Code of the City of Aberdeen and any other applicable requirements.

(f) Traffic Impact. Public roads including, but not limited to, MD 22, Gilbert Road, and Long Drive will be impacted by the proposed development of the Property. A Traffic Impact Study will be required, and the scope and results of the Traffic Impact Study must be submitted to the City of Aberdeen and Harford County Departments of Public Works for review and approvals. The development of the Property will be required to comply with the City of Aberdeen's Adequate Public Facilities Ordinance (APFO) and Harford County's APFO. The Owner/Developer, at its expense, will be required to upgrade existing public roads as necessary to comply with the City of Aberdeen's Adequate Public Facilities Ordinance (APFO) and Harford County's APFO.

(g) Trash Service. Since the proposed post-development uses of the Property are commercial in nature, trash removal will be provided by the Petitioners after the development of the Property.

(h) Fiscal Impact. Once incorporated into the City of Aberdeen, the annexed land will be subject to Aberdeen real property taxes. Once developed, property

values on the property will increase substantially over the current assessment.
Upon future development of the Property, school impact fees, water and sewer connection fees, and utility fees will be assessed.

- (i) Consistency with the Municipal Growth Element. This Annexation Plan is consistent with the Municipal Growth Element of the City's 2011 Comprehensive Plan as referenced in Planning Area 11: Long/HEAT. This Planning Area is a priority area recommended for future growth for the City. The Long/HEAT Planning Area is planned for research and development, offices, and mixed uses permitted in the Integrated Business District.

Section 2. AND BE IT FURTHER RESOLVED, by the Mayor and City Council of Aberdeen, that this Resolution shall become effective on the effective date of the Annexation Resolution annexing the property into the corporate limits of the City of Aberdeen.

COUNCIL OF THE CITY OF ABERDEEN

Patrick L. McGrady, Mayor

Steven E. Goodin, Councilman

Sandra J. Landbeck, Councilwoman

Timothy W. Lindecamp, Councilman

Melvin T. Taylor, Councilman

ATTEST:

SEAL:

Monica A. Correll, City Clerk

Date: _____